

GALE LANE PUBLIC HEARING
CITY OF CROSSLAKE
NOVEMBER 28, 2000
6:30 P.M. – CITY HALL

Pursuant to proper notice duly given as required by law, the City Council met in the Chambers of City Hall to review the feasibility report prepared by Widseth Smith Nolting for improvements to Gale Lane. Present at the hearing was Mayor Darrell Swanson, Councilmembers Charles Miller, Irene Schultz, Dean Swanson and Richard Upton. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Paul Sandelin, Public Works Director Ted Strand and Deputy Clerk Darlene Roach. (Sign in sheet attached as a permanent part of the minutes.)

Mayor Swanson called the public hearing to order at 6:48 P.M. and stated that the purpose of the hearing was to review the feasibility report for improvements to Gale Lane. After City Engineer Dave Reese reviews the feasibility study, the meeting will be open to the Council and public for questions and comments.

City Administrator Swenson read the Affidavit of Mailing and Publication. Included with the Affidavit is a copy of the hearing notice which was mailed to all affected property owners noting the time and date of the hearing, a copy of the prepaid addressed envelopes showing the benefiting property owners name and address which was obtained from the County Auditor's Office and a copy of Page 10 of the Feasibility Report which shows a summary of the cost estimate for this project. On November 2nd and November 9th a notice of hearing was published in the Lake Country Echo. After the notices were mailed, it came to the attention of City Administrator Tom Swenson that Lot 1 should have also received a notice, so a subsequent notice was mailed to Deborah Blackstead. Several telephone calls were exchanged between Bob Corrick and City Administrator Tom Swenson regarding property owned by Mr. Corrick's mother, Virginia Corrick. A letter received from Bob Corrick was read into the record. The letter stated that Virginia Corrick was opposed to the proposed project and saw no benefit from the improvement. City Administrator Swenson made an on site visit to the properties along Gale Lane with an old and a new survey. It appears that Mrs. Corrick, owner of Lot 5, would not be included in the assessment.

City Engineer Dave Reese presented the feasibility study completed by Widseth Smith Nolting as required under Minnesota Statute. A copy of the report is available at City Hall. He stated that the City has developed road standards that will be used to construct the road. He showed the project location of Gale Lane which begins on CSAH 16 and heads south 445 feet. The road ends at a dead end with a trail heading to the south. Gale Lane currently abuts 4 lots/parcels. Currently, Gale Lane is an aggregate surfaced road and has a width of 18 feet. The right-of-way appears to have a width of 66 feet. Based on right-of-way width and total number of lots on this road, Gale Lane would be constructed as a minor rural roadway with 18 foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 2 foot wide aggregate surfaced shoulders. The estimated construction cost is \$9,880 plus \$988 (10% contingency) plus

\$4,300 for engineering, legal and administrative expenses for a total estimated project cost of \$15,168. City Engineer Dave Reese reviewed the methodology of assessing the project using the equivalent lot basis. The City will pay 50% of the cost of the project and the benefiting property owners will pay 50% of the cost of the project. The City's portion of the cost is estimated at \$7,584. The estimated number of equivalent lots is 4 for an estimated cost of \$1,896 per equivalent lot for a total of \$7,584 to be assessed. Financing terms will be decided at the final assessment hearing, however, the City has used a financing term of ten years on previous assessment projects. For purpose of examples of costs spread over five and ten years, an interest rate of 8% was used. The assessment can be paid in full within thirty days of the final assessment hearing without any interest being accrued. Existing paved driveways, which extend into the right-of-way, will be matched with bituminous. A one-to-two foot kick-out or apron will be extended from the roadway for gravel driveways. Homeowners who wish to blacktop driveways need to make separate agreements with the contractor for this work.

The meeting was opened to the Council and audience for questions and comments.

Councilmember Swanson stated that the City has been in contact with the County on this project to offset part of the cost. Councilmember Miller stated that the County deeded property to the City which was accepted with the road not being improved, so the County should be responsible for part of the cost of the improvement.

Mary Hagen, owner of Lots 3 & 4 stated that the map presented at this hearing is not accurate in regards to the location of the road. City Administrator Tom Swenson agreed and a copy of a plat map was passed out to the Council. Part of Gale Lane was taken to widen County Road 16 thus changing the location of the current road. John Moengen inquired as to why Corrick's would not be assessed. City Attorney Paul Sandelin stated that the City has to determine what the benefit is to Lot 5 in order to assess the property. John Moengen spoke in favor of the project. John and Mary Hagen were concerned over the cost that would be assessed to them. There was some discussion among the Council in regards to recessing the hearing until a better understanding of the project was known. This would also allow time for City Administrator Swenson to contact the Corrick's. City Attorney Sandelin stated the Council could proceed with this hearing, but to review the issue again at the December 11, 2000 regular meeting, when the Council will act on the project. There being no further comments, MOTION PH17-11-01-00 WAS MADE BY CHUCK MILLER AND SECONDED BY RICHARD UPTON TO ADJOURN THIS PUBLIC HEARING TO REVIEW THE FEASIBILITY STUDY FOR IMPROVEMENT TO GALE LANE AT 7:30 P.M. MOTION CARRIED WITH ALL AYES.

Recorded and transcribed by:



Darlene J. Roach, Deputy Clerk

